

**IVINS CITY
PLANNING COMMISSION
MINUTES
February 2, 2016
435-628-0606**

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Lance Anderson, Commissioner Bryan Pack, and Commissioner Mike Scott.

Staff Attending: Dale Coulam-City Manager/Attorney, Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

Audience: Claudette Larsen

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bryan Pack

C. Invocation-Chairman Jeff Loris

D. Disclosures-None.

2) REPORTS AND PRESENTATIONS-None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and Review Zoning Ordinance Text, including Table of Uses.

Commissioner Mike Scott stated that we made it through the residential uses last meeting and are down to commercial. He suggested changing accessory units to a Class 3 much like a casita situation. Animal hospital with outdoor holding area change from a Class 4 to a Class 5. That is a significant impact on the neighbors so it would require a City Council Public Hearing. Animal hospital without outdoor holding change it to a Class 2 in the CN zone. Neighborhood commercial zone is an area where you would have that activity anyway so he suggested changing that down to a Class 3 or Class 2. **Commissioner Lance Anderson** stated he thinks it should still be a City Council Public Hearing. **Commissioner Mike Scott** stated C-1 could be a Class 3 but leave the CN as a Class 4. Arts studio change to a Class 3. It is a permitted use. It doesn't have a negative impact on surrounding properties. Churches were dealt with in residential last meeting, so keeping it a Class 4. Commercial kennel he suggested be a Class 5. Commercial recreation change from a Class 4 to a Class 5. It impacts residential properties and should require a City Council Public Hearing. Contractors office change that to a Class 3. It is already in the commercial light manufacturing zone. It does not have much impact on neighboring properties. There is still a parking requirement. **Dale Coulam** stated we would put it in an ordinance form when we have all these changes completed. **Commissioner Mike Scott** stated he will send a summary to staff.

B. Discuss and Review Proposed Amendments to the Ivins City Subdivision Ordinance.

Dale Coulam stated we introduced this a month ago and Chuck Gillette had rewritten the procedures for concept, preliminary and final plans. This will make it easier for engineers and contractors to understand. It was tabled last meeting while we were waiting for Jeff Loris' comments. **Chairman Jeff Loris** stated that it made more sense as a designer and developer and engineer. It is more streamlined and it wasn't as cumbersome and Chuck Gillette moved several

items around to make it smoother to move through. **Commissioner Bryan Pack** inquired if Chuck Gillette removed anything substantive. **Dale Coulam** stated no he just streamlined it, the substance of the document stayed the same. **Chairman Jeff Loris** stated a lot of digital copies come now so we don't need as many paper copies so the amount was reduced. **Dale Coulam** inquired if anyone had any objections? If not, we will bring it to TRC and get it ready for a Public Hearing during the zoning ordinance text amendments. We will take a look at the subdivision ordinance and see if there are any other changes to be made. **Commissioner Lance Anderson** inquired about the drawing of record where it states public utilities, but he thinks it should state any utilities. **Dale Coulam** stated he will talk to Chuck Gillette to be sure to clarify that.

C. Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission January 19, 2016.

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for Planning Commission January 19, 2016.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE

6) REPORTS

A. Planning Commission

B. Chairman

C. Building & Zoning Administrator, Kevin Rudd

Kevin Rudd stated he sent information to the Planning Commission on RV Resorts. One is the NFPA standards. It is a safety document. There was an ordinance from Colorado and also provided one from Florida that would be a resort. That one was 10 units per acre. We need to decide the density. One ordinance stated 2000 sq feet per unit. That is a good sized area to require, but it gives staff a good starting place, so we will begin a rough draft. The next Planning Commission meeting has two zone change Public Hearings and a preliminary plan. **Commissioner Mike Scott** inquired if the consultant came in with anything? **Kevin Rudd** stated those were the documents that Staff sent the Planning Commission. The Public Hearings for next meeting are on the Layton property across from Encanto, about 33 acres that is Resort Commercial and RE-37. The zoning usually follows the property line. They want to make the whole property Resort Commercial along Snow Canyon Parkway to give them more flexibility. There will also be a Preliminary Plan on Indigo Trails.

D. City Attorney, Dale Coulam

Dale Coulam stated that most material provided by the consultant was for RV Parks and campgrounds and KOA resort designation. The Florida ordinance does not allow any tents for camping. The applicant proposed some tent spaces. Department heads recently went to Springdale and saw the RV Resort where the mini cabins are. The entrance had a nice clubhouse and behind the wall were quite a few trees, and then trailer spaces. We should consider something similar along the highway and/or the Pendletons. The subdivision ordinance will be brought back for further comment and City Council has that on their meeting Thursday night to discuss as well.

E. Items to be placed on future agendas

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE